

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 065-15 55 CHASE DRIVE MODIFICATIONS NOVEMBER 11, 2015

APPLICATION OF CHRIS OTTINGER, 55 CHASE DRIVE, 015-020-010, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2015-00429)

Proposal for a 280 square foot one-story addition to an existing 2,325 square foot two-story single-family residence with an attached 487 square foot two-car garage. The project would also relocate the driveway and garage door so that the garage door faces the street with a new straight-in driveway. The existing house is non-conforming to interior setbacks on each side of the property.

The discretionary applications required for this project are:

- 1. <u>Interior Setback Modification</u> to allow the addition within the required ten foot eastern interior setback (SBMC §28.15.060 and SBMC §28.92.110);
- 2. <u>Interior Setback Modification</u> to allow the relocated garage door partially within the required ten foot western interior setback (SBMC §28.15.060 and SBMC §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301, Existing Facilities, and 15305, Minor Alterations in Land Use Limitations.

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

- 1. Staff Report with Attachments, November 5, 2015.
- 2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- **I.** Approved the subject application making the following findings and determinations:
 - A. The western <u>Interior Setback Modification</u> for the relocated garage door is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed setback encroachment is appropriate because the garage already exists and the placement of the garage door facing the street does not change the visual openness from the street.
 - **B.** The eastern <u>Interior Setback Modification</u> for the bedroom addition is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed setback encroachment for the bedroom addition is a uniform extension of the existing exterior wall, represents a small encroachment into the required setback, and would not significantly impact the adjacent neighbor.

STAFF HEARING OFFICER RESOLUTION NO. 065-15 55 CHASE DRIVE NOVEMBER 11, 2015 PAGE 2

- **II.** The approval is subject to the following conditions:
 - **A.** Appropriate landscaping shall be installed where the existing driveway is removed.
 - **B.** The existing paving in the parkway shall be replaced with topsoil and appropriate plantings.
 - **C.** Fence and hedge heights shall be maintained as required for visibility at all driveways.

This motion was passed and adopted on the 11th day of November, 2015 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

Kathleen Goo, Staff Hearing Officer Secretary

Date

11/4/15

PLEASE BE ADVISED:

- 1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
- 2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
- 3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
- 4. PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit. The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
- 5. Notice of Approval Time Limits: The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
 - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
 - b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
 - i. an Issuance of a Certificate of Occupancy for the use, or;
 - ii. one (1) year from granting the approval.